047.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	937,200 / 937,200
					USE VALUE:	937,200 / 937,200
					ASSESSED:	937,200 / 937,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	63 HAMLET STREET LLC	
Owner 2:		
Owner 3:		
Street 1:	441 PLEASANT STREET	
Street 2:		
Twn/City:	BELMONT	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02478	Type:

PREVIOUS OWNER

Owner 1:	EL-LAKKIS NABIH -
Owner 2:	-
Street 1:	441 PLEASANT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Vinyl Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7900.000	411,300	300	525,600	937,200
Total Card	0.181	411,300	300	525,600	937,200
Total Parcel	0.181	411,300	300	525,600	937,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.78 | /Parcel: 393.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33591
GIS Ref:
GIS Ref:
Insp Date: 11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	411,700	300	7,900.	525,600	937,600	937,600	Year End Roll	12/18/2019
2019	104	FV	319,300	300	7,900.	558,500	878,100	878,100	Year End Roll	1/3/2019
2018	104	FV	319,300	300	7,900.	407,300	726,900	726,900	Year End Roll	12/20/2017
2017	104	FV	299,500	300	7,900.	354,800	654,600	654,600	Year End Roll	1/3/2017
2016	104	FV	299,500	300	7,900.	302,200	602,000	602,000	Year End	1/4/2016
2015	104	FV	267,000	300	7,900.	295,700	563,000	563,000	Year End Roll	12/11/2014
2014	104	FV	267,000	300	7,900.	243,100	510,400	510,400	Year End Roll	12/16/2013
2013	104	FV	277,800	300	7,900.	231,300	509,400	509,400		12/13/2012

!4012!

PRINT

Date	Time
12/10/20	19:06:43

LAST REV

Date	Time
04/09/19	15:22:15

apro

USER DEFINED

Prior Id # 1:	33591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EL-LAKKIS NABIH	66224-378		10/15/2015	Convenience	1	No	No		
JONES GARY	48827-209		1/12/2007		530,000	No	No		
JONES MARIE E &	48238-222		9/28/2006	Family	1	No	No		
JONES MARIE E &	47317-229		4/21/2006	Family	1	No	No		
	15119-561		7/1/1983			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/1993	302	Manual	3,742	C				SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	294	PATRIOT
12/4/2008	MLS	MM	Mary M
4/12/2007	MLS	HC	Helen Chinal
2/29/2000	Meas/Inspect	270	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7900		Sq. Ft.	Site		0	80.	0.83	1									525,603						525,600	

Total AC/HA: 0.18136 | Total SF/SM: 7900 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 525,603 | Spl Credit | Total: 525,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09117651
Const Adj.:	0.96289933
Adj $ / SQ:	178.618
Other Features:	100835
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596099
Depreciation:	184791
Depreciated Total:	411308

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

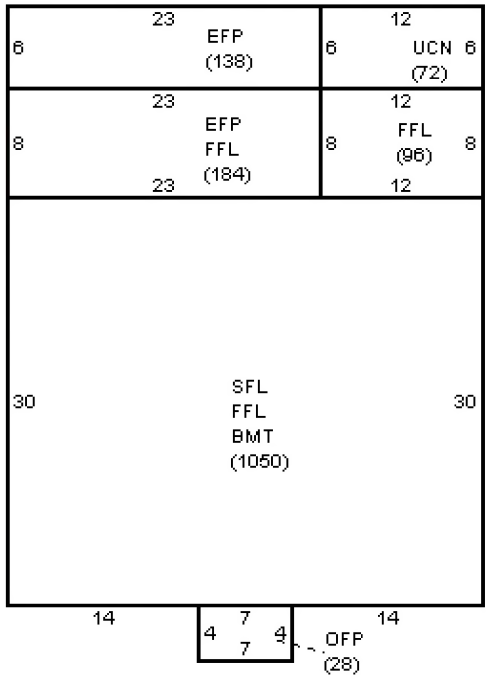
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.62
Special Features:	0	Val/Su Net:	106.78
Final Total:	411300	Val/Su SzAd	172.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,330	178.620	237,562
BMT	Basement	1,050	53.590	56,265
SFL	Second Floor	1,050	178.620	187,549
EFP	Enclos Porch	322	34.360	11,063
UCN	Canopy	72	22.770	1,640
OFP	Open Porch	28	42.370	1,186

Net Sketched Area:	3,852			Total:	495,265
Size Ad	2380	Gross Are	3852	FinArea	2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X9	A	AV	1985	0.00	T	27.2	104						
19	Patio	D	Y	1	8X8	A	AV	1985	6.00	T	27.2	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300